

150.0

0005

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

826,900 / 826,900

USE VALUE:

826,900 / 826,900

ASSESSED:

826,900 / 826,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRATT CAMERON & AMY	
Owner 2:	
Owner 3:	

Street 1: 40 KENILWORTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: OCONNOR PATRICIA/PHILIP K -

Owner 2: TRUSTEES/O CONNOR TRUST -

Street 1: 40 KENILWORTH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 2089 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	5500.000	358,900			468,000	826,900									99306
Total Card	0.126	358,900			468,000	826,900					Entered Lot Size				GIS Ref
Total Parcel	0.126	358,900			468,000	826,900					Total Land:				GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	395.84	/Parcel:	395.8			Land Unit Type:				Insp Date

06/09/18	06/09/18
111769!	
PRINT	
Date	Time
12/11/20	01:54:19
LAST REV	
Date	Time
09/06/18	18:14:17

Prior Id # 1: 99306
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

NOTES

OCONNOR PATRICI

1446-102

12/16/2013

703,600

No

No

N

OCONNOR PATRICI

1249-55

3/6/2002

Family

1

No

No

N

718-153

1/1/1901

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 97 - Tudor	1	Rating: Average		Full Bath: 1	Rating:			HEATING SYSTEM ORIG..				10	25	2								
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:									8	FFL BMT (16)							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 7 - Brick	20 %			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1														
Color: RED BRICK & LT YELL				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																		
Year Blt: 1934	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	7	3										
Sec Int Wall:		%		Economic:				Additions:														
Partition: T - Typical				Special:				Kitchen:														
Prim Floors: 3 - Hardwood				Override:				Baths:														
Sec Floors:		%						Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor:								Heating:														
Bsmnt Gar: 1								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 5 - Steam																						
# Heat Sys: 1																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wall	% Sprinkled:																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 150.0-0005-0004.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N	Total Yard Items:									Total Special Features:								Total:				